



TOWN OF EASTHAM

2500 State Highway, Eastham, MA 02642 - 2544

All departments 508 240-5900

www.eastham-ma.gov

Name of Committee that is Meeting: Planning Board

Date and Time of Meeting: Wednesday, November 17 at 5:00 pm

Location of the Meeting: Eastham Town Hall, 2500 State Highway, Earle Mountain Room

This meeting/hearing will be held in-person at the location provided on this notice. Members of the public are welcome to attend this in-person meeting.

Please note that while an option for remote attendance and/or participation is being provided as a courtesy to the public, the meeting/hearing will not be suspended or terminated if technological problems interrupt the virtual broadcast, unless otherwise required by law. Members of the public with particular interest in any specific item on this agenda should make plans for in-person vs. virtual attendance accordingly.

Remote Participation Information for Meeting

To join the meeting via Zoom, either use this link to the meeting:

<https://us02web.zoom.us/j/84497800495?pwd=M0FGUUoyTmpSeCtFSyZtYVMxZ05Wdz09>

OR

Go to <https://zoom.us/join>, and if necessary, download the Zoom app. Once you are in Zoom, enter the meeting ID number 844 9780 0495, hit enter, then enter the password 418034.

To join the meeting by phone, call 1-646-558-8656, then enter the meeting ID # 844 9780 0495

One tap mobile: +19292056099,,84497800495#,,, *418034# US (New York)

The meeting will be live broadcast on local access channel 18, and live streaming on the Town Website <https://www.eastham-ma.gov/home/pages/channel-18>

MEETING AGENDA FOLLOWS

**EASTHAM PLANNING BOARD
PUBLIC HEARING MEETING AGENDA**

Earle Mountain Room
November 17, 2021, 5:00 pm

1. Opening Statements.

2. **Case No. PB2021-12** – (continued from 9/15/21) 0 K Street, Map 23, Parcel 42. Frank and Linda Noto (Owners) seek Site Plan Approval – Residential pursuant to Eastham Zoning By-Law Section 7.4.4 (Residential Lot Intensity) and Section 10.1 (Site Plan Approval – Residential) to construct a new single family dwelling in District F greater than 200 sf. Vote may be taken.

3. **Case No. PB2021-14** – (continued from 10/20/21) 10 Cliff Road, Map 18, Parcel 47. Bruce Sanders (Owner) seeks Site Plan Approval – Residential pursuant to Eastham Zoning By-Law Section 7.4.2 (Residential Lot Intensity) and Section 10 (Site Plan Approval – Residential) to demolish an existing garage and construct a new carriage house on a lot containing 20,000 sf or more where site coverage exceeds 3,000 sf. Vote may be taken.

4. **Case No. PB2021-15** – 820 Massasoit Road, Map 5, Parcel 213. Scott Johnson and Renee McCabe (Owners) seek Site Plan Approval – Residential pursuant to Eastham Zoning By-Law Section 7.4.2 (Residential Lot Intensity) and Section 10.1 (Site Plan Approval – Residential) to construct an addition and new garage in District A on a lot that contains 20,000 sf or more, resulting in site coverage greater than 3,000 sf. Vote may be taken.

5. **Case No. PB2021-16** – 1125 Kingsbury Beach Road, Map 10, Parcel 317. Eric Newmark (Owners) seek Site Plan Approval – Residential pursuant to Eastham Zoning By-Law Section 7.4.2 (Residential Lot Intensity) and Section 10.1 (Site Plan Approval – Residential) to demolish existing deck, construct addition with roof deck above and convert garage into habitable space in District A on a lot that contains less than 20,000 sf., resulting in Site Coverage Ratio greater than 0.15 and/or percentage of expansion greater than 2.5%. Vote may be taken.

6. **Case No. PB2021-17** – 3 Nan's Way, Map 7, Parcel 516. Scott and Angela Fillion (Owners) seek Site Plan Approval – Residential pursuant to Eastham Zoning By-Law Section 7.4.2 (Residential Lot Intensity) and Section 10.1 (Site Plan Approval – Residential) to demolish existing deck, construct addition and farmers porch in District A on a lot that contains less than 20,000 sf., resulting in Site Coverage Ratio greater than 0.15 and/or percentage of expansion greater than 2.5%. Vote may be taken.

4. Update on Zoning Task Force activities

5. Review and approve previous meeting minutes

6. Any other business that may come before the Board. Votes may be taken.

7. Adjournment.